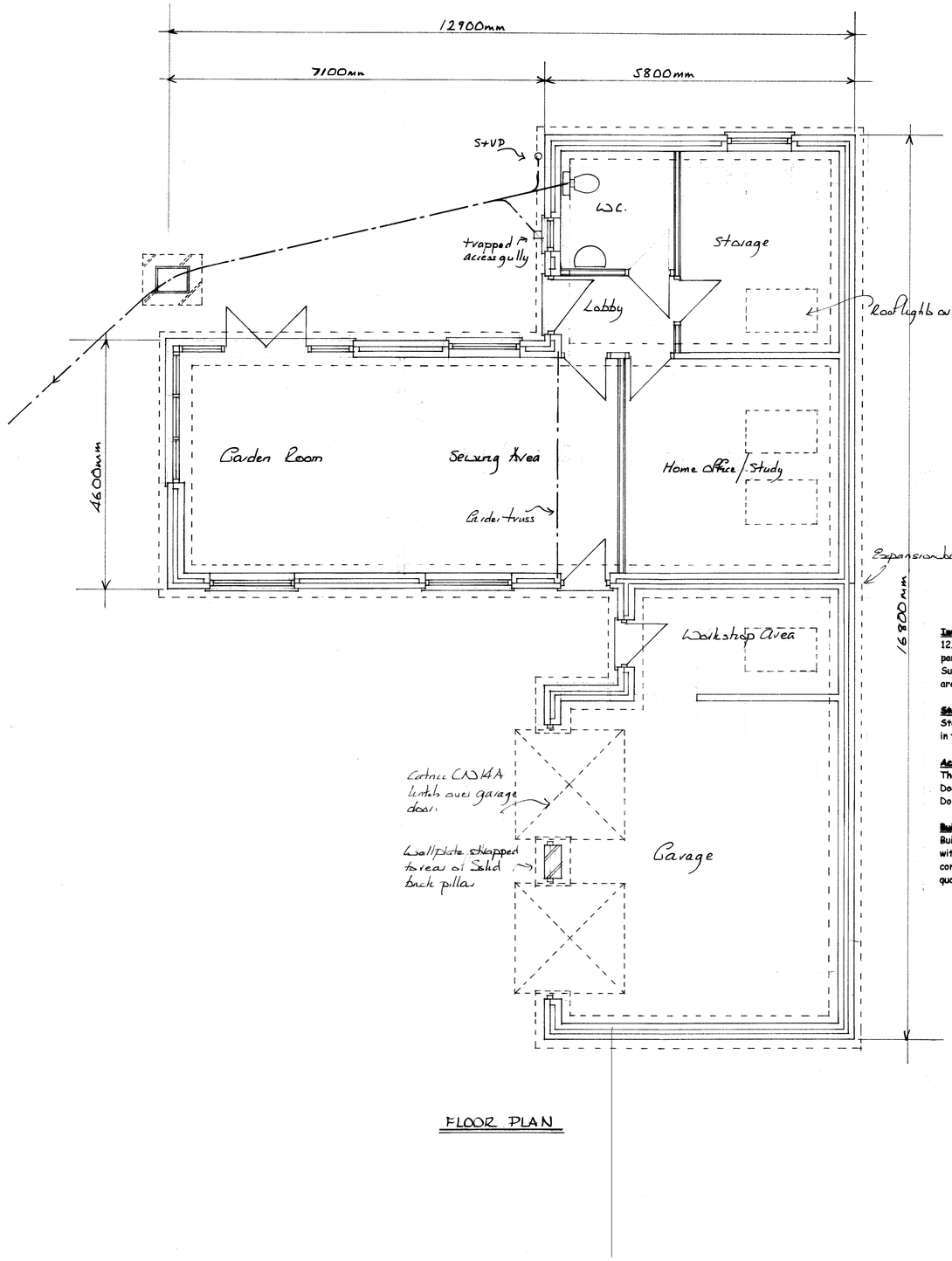
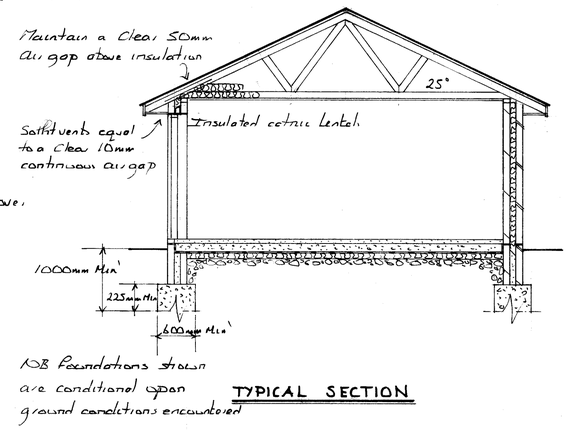


FLOOR PLAN



TYPICAL SECTION

Internal Finishes
12.5 mm th foil- backed plasterboard and skim to ceilings. 9.5mm th plaster board and skim to stud partitions. Stud partitions to be filled with fibreglass insulation. Internal block walls to be finished with 2 coats of Carlite plaster. Superior floor finishes to clients choice on 50 mm th sand/cement floor screed. All internal joinery e.g. skirtings, architraves, door types, ironmongery etc to clients choice.

Steelwork
Steelwork to glazed corner of building above garden room to be detailed by Structural Engineer and to be encased in two layers of 12.5mm th plasterboard with plaster skim finish to provide ½ hr fire protection.

Access
The approach to the building not to exceed 1:20, to be at least 900mm wide and to be a firm and even surface. Door threshold to the principle entrance to be a "flush" threshold conforming to the requirements of Approved Document M paragraphs 6.19-6.20.

Building Regulations L1A (SAP)
Builders to familiarize themselves with the contents of the SAP assessment documents available from the client with particular regard but not limited to the necessity to achieve the U values detailed elsewhere in these notes. conformity to accredited details, the installation of the primary heating system of the required efficiency and the quality control required on site to achieve a q50 pressure test result of 10(m3(h.m2)) or better.

Foundations
Subject to ground conditions encountered, but minimum 600 x 225 mm C25P strip foundation at a minimum depth of 1.00 m, reinforced with a layer of B503 mesh. Two skins of 100mm th 7n/mm2 concrete brickwork/blockwork in cavity wall. Weak mix concrete cavity fill below ground level. 2000 gauge visqueen DPC. Facing bricks taken down at least two courses below ground level. Superstructure cavity insulation taken down to top of concrete cavity fill to ensure overlap with floor insulation.

Ground Floor Construction - General
50mm th sand/cement floor screed on 150mm th C25P concrete slab on 1200 gauge Visqueen DPM on 100mm th polyurethane insulation on sand blinding on minimum 150mm th sulphate free hardcore. 25mm th polyurethane insulation fixed vertically around the perimeter of the floor slab. Floor slab to achieve a U value of 0.17W/ M2 degree C .

Ground Floor Construction - Garage
150mm th C25P concrete slab laid to slight fall with steel trowelled finish on 1200 gauge Visqueen DPM on sand blinding on minimum 150mm th sulphate free hardcore.

External Walls
300 mm th cavity wall comprising 100 mm th external skin of facing bricks, 100 mm overall width cavity formed with 4 no stainless steel vertical twist wall ties per M2, minimum length 225mm conforming to the requirements of DD140 part 2 type 1 (masonry - heavy duty). 50mm Kingspan TW50 cavity insulation fixed against inner skin with retaining clips. 100mm th inner skin of lightweight aircrete blockwork, achieving a U value of 0.30 W/M sq degree C. Insulated DPC around all openings and insulated Catnic lintels above openings. All construction to be to accredited details.

Roof Construction - pitched
Single lap "Gemini" concrete tiles to match existing with matching hip and ridge tiles etc all fixed to manufactures recommended gauge and details on 38x25mm treated laths on type 1F felt on specialist designed and manufactured roof trusses to BS 5268 part 3. Trusses to be fully braced together with 100x25mm timbers comprising 5no longitudinal braces and chevron braces on internal truss members. Trimming out details for trimming around the velux windows to be provided by specialist roof truss manufacturer. Roof Trusses to be fixed on 100x75mm SC3 treated wallplates bedded in mortar and strapped down with galvanised restraint straps at maximum 2.0m centres. Sloping valleys to be formed with code 4 lead on 12mm th WBP plywood base. Fix UPVC fascia boards and soffits. Incorporate soffit vents equal to a continuous 10mm clear air gap. Maintain a clear 50mm air gap above insulation at the eaves. Incorporate 300mm Fibreglass roof insulation above ceiling finish comprising a 100mm th layer laid between the horizontal truss members and a 200mm th layer laid perpendicular above the members, achieving a U value of 0.16 W/M2 degree C.

Drainage
Excavate to investigate existing drainage. New drainage to comprise 100 mm Supersleve pipework laid on pea gravel bed at 1 in 60 falls and back filled with selected excavated material. New foul manholes constructed with 215 mm semi-engineering bricks complete with all appropriate channels benched in cement mortar Single seal galvanised covers and frames. Surface water IC's to be PPC or clay units. Drains incorporated beneath floors to be encased in concrete. 100 x 63 mm PCC lintels to be built over drains in foundation walls where drains pass through. All RWPs and waste pipes to discharge over trapped gullies. Surface water to discharge to soakaways positioned a minimum of 5m from buildings. Percolation tests to be carried out to BRE 365.

Windows
UPVC windows, double glazed with argon filled sealed units incorporating "K" glass with 20mm "warm edge technology" perimeter spacers. Windows to be fully draught proofed and sealed around with silicone mastic internally and externally to achieve a U value of 1.4W/M sq degree C. Windows to incorporate trickle vents equal to 8000 mm sq and have opening casements no less than 1/20th of floor area. Glazing to doors and windows in critical locations to be Class C of BS 6206 1981. (safety glass)

Services
Install Oil fired, fanned flue, condensing, combination boiler (minimum efficiency 93.2% SEDBUK certified), including programmer, room thermostat and TRV's fitted to all heat emitters. Boiler to provide for all hot water and space heating requirements, skirting convectors to be fitted in all rooms, the calculated heat output of the skirting emitters installed in each individual room shall be such as to maintain an internal temperature of 23 degree C when the external temperature is -3.0 degree C .
Electrical work:- The design, installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671:2001. Prior to the issue of a Completion Certificate under the provisions of the Building Regulations the Local Authority must be provided with either:- 1) A copy of an Electrical Installation Certificate, issued under the "Competent Persons Scheme" or alternately, 2) A copy of an Electrical Installation Certificate issued in accordance with BS 7671:2001. by a suitably qualified and competent person.
Provide mechanical extractor fans in WC (15 litres/sec.)
Waste pipes to comprise 100 mm diameter UPVC soil & vent pipe, 40 +32 mm diameter. UPVC wastes with 76 mm deep seal traps, 100mm half round UPVC gutters with 63mm diameter rain water pipes. All external waste and rain water pipes to discharge over trapped drainage gullies.
Install a mains operated, interlinked smoke detection and alarm system in accordance with the relevant recommendations of BS 5839-6:2004 and BS 5446-1:2000 - Fire detection and alarm devices for dwellings houses part 1.

CLIENT

Mr and Mrs P Brown

PROJECT

Ancillary Domestic Accommodation
"As Built" Details

At

11 Battlesteads
Alton
Stoke-on-Trent
Staffordshire
ST10 4BE

DRAWING NUMBER 09/286/2A

Floor Plan

SCALES 1/50